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May 28, 2011

Fred McConkey
McConkey Development Co., Inc.
3006 Northrup Way, Suite 303
Bellevue WA 98004

Steve Burkett, Paul Haines and I found our recent meeting with you to be both informative and constructive. We appreciated learning of your planning history for this site and your ongoing efforts to create a development that fits the market and contributes to the prosperity and vitality of the Sequim community.

During the meeting, we discussed a wide range of development interests from both the owners' and the City's perspectives. Among these were the site's intimate relationship to downtown, its environmental conditions, and a range of potential development scenarios. There was considerable discussion about the imminent adoption of the new Downtown Plan, the significance of the Plan's designations for land use and zoning, and the consequence of the forthcoming update of the citywide Comprehensive Plan. It was this latter topic that prompted my comments about a potential planning/regulatory technique I created in my past work – the designation of "special development opportunity sites" that are planned and regulated via a sub-area planning process – that might have some relevance to sites like yours in Sequim.

As I read your letter of May 18th, it appears that you fully recognize the boundaries within which the staff operates during the planning process. While the staff may offer a technical planning "solution" (such as unique designations and mechanisms) in response to a particular Council interest, the staff does not propose or lobby for specific plan directions, including land use designations for properties. The plan update work program is designed to foster public involvement at key process steps, and those are the times that those with specific development interests as well as those with general community interest are encouraged to provide input to the Plan's emerging directions. It is the City Council who will decide on a future land use plan map and any special designations it may include. We look forward to your participation in the process to shape those outcomes.

Again, Steve, Paul and I appreciated the opportunity to get an update on evolving development plans for your property. Both in size and location, your site will play a significant role in Sequim's future. As the Sequim community progresses through the update of the Comprehensive Plan over the next 18 months, we look forward to active participation from your group during the process.



Chris Hugo
Planning Director

CH:elh

cc: Steve Burkett; Paul Haines

Mark Burrowes

Bill Fortunato

Mike McAleer

Colleen McAleer